



Andover Road North, Winchester, SO22 6NW

Winkworth



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Superb Extended Five-Bed Family Home with Large Garden

This exclusive and generously proportioned detached house has all the qualities a family looks for, with five bedrooms, two bathrooms and an abundance of reception space, along with practical spaces including a study, garage and ample parking. The property has been extended and refurbished to an extremely high standard employing careful attention to detail and high-quality fixtures and fittings. The well-planned, individual design maximises light and space with clean lines and a contemporary feel.

The spacious and welcoming hallway creates an outstanding first impression. Double doors open onto the superb, open-plan family room/dining room which is incredibly light courtesy of extensive windows and bifold doors leading to the terrace and garden beyond. There is plenty of space for a large dining table and chairs, while the sitting area ensures the whole room is wonderfully sociable in design. Built-in cupboards along the length of the room give an excellent amount of storage. The kitchen/breakfast room lies alongside with sliding doors opening onto the terrace and floor to ceiling windows allowing plenty of natural light. The kitchen itself is impressive and well-appointed with sleek, modern units providing ample storage and a central island serving as an additional seating area - making the kitchen both practical and sociable. Integrated appliances include oven, grill, induction hob, extractor, dishwasher and wine cooler with space for a full height fridge/freezer. Stylish folding doors lead from the family area through to the impressive, double aspect, sitting room. Despite being a generous size this room has a cosy feel to it with a log burner attractively inset within a feature fireplace. Bifold doors open onto the terrace. The smart study lies to the front of the house with two windows overlooking the front garden and driveway, allowing a good deal of natural light. The downstairs cloakroom, accessed from the hallway, completes the ground floor accommodation.

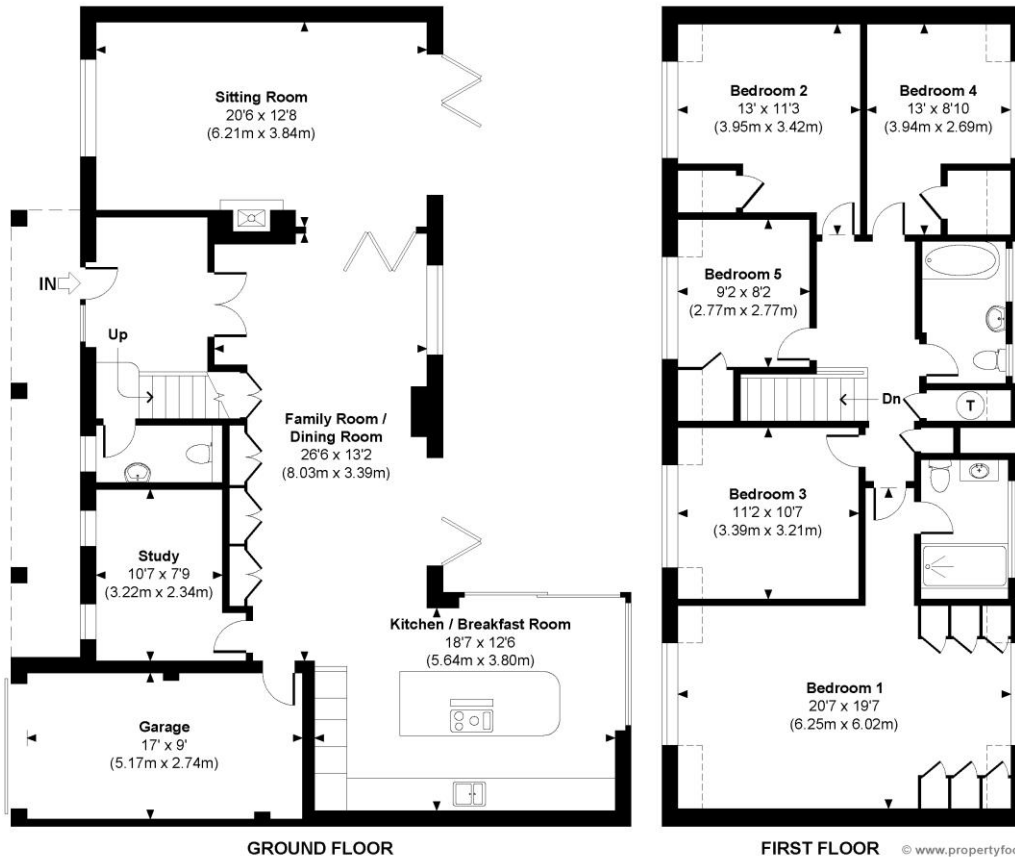
On the first floor there are five well-proportioned bedrooms which radiate from the light-filled landing. The principal bedroom is an excellent size stretching the full depth of the house. It has the advantage of contemporary built-in storage and a large, modern en-suite shower room. Three of the four further bedrooms also benefit from integrated storage, sharing the stylish and elegant family bathroom with bath and shower over.

Outside, the wide frontage provides ample offroad parking in front of the house and garage, with established hedging giving a good degree of privacy. The garage itself is a good size with space and plumbing for a washing machine and dryer to the rear. A gate provides access at the side of the house to the south-east facing rear garden, which is a very impressive feature of this wonderful property. The large, paved terrace lies directly behind the house with both light and power, creating an ideal space for outside entertaining. A step leads down to the substantial lawned area with mature shrub and tree borders. The garden is well-maintained and private, a perfect place for the whole family to enjoy. Several sheds, one with light and power, provide useful garden storage.



Andover Road North

Approximate Gross Internal Area
Main House = 2019 Sq Ft / 187.55 Sq M
Garage = 152 Sq Ft / 14.17 Sq M
Total = 2171 Sq Ft / 201.72 Sq M
Includes areas with Restricted room height.



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Directions

From our office in Southgate Street, proceed straight across the traffic lights onto Jewry Street. At the crossroads bear left into City Road and at the next set of traffic lights turn right into Andover Road. Proceed along Andover Road over the railway bridge, past Stoney Lane. Andover Road becomes Andover Road North and the property is on the left.

Location

Andover Road North is situated on the northern fringes of Winchester, well placed to give easy access to the mainline railway station and local shops on Priors Dean Road and Stoney Lane. The city centre is within easy reach, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the city's historic Cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is in the catchment for very good local schools, including Harestock Primary, Henry Beaufort Secondary, and Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: To be confirmed

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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